

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000305 BCC 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

64UFSM5

33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. ARE APPEALING THE DECISION ON REQUESTS #1, #3, #4, #6, & #7 OF THE COMMUNITY ZONING APPEALS BOARD #15 ON H.R. REALTY & INVESTMENTS, INC. WHICH APPROVED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT & SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), TO PERMIT PARKING AND DRIVEWAYS WITHIN AN OFFICIAL RIGHT-OF-WAY WHERE NOT PERMITTED, TO WAIVE ZONING AND SUBDIVISION REGULATIONS FOR SECTION LINE ROAD WIDTHS, TO PERMIT LOTS WITH NO FRONTAGE ON A PUBLIC STREET WHERE IS REQUIRED AND ACCESS TO A PUBLIC STREET BY MEANS OF PRIVATE DRIVES. ALSO REQUESTING AN UNUSUAL USE TO PERMIT THE FILLING OF A LAKE AND A LAKE EXCAVATION, AND ACCOMPANYING REQUESTS.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARINGS.  
SW 232 STREET AND 1,330' EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 09/30/2004  
THURSDAY  
TIME 9:30 AM

Z2002000305 BCC 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

PRESORTED  
FIRST CLASS



02 1A  
0004332037

**\$ 00.00**

AUG 28 2004

MAILED FROM ZIP CODE 33312

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court-ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
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  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR ESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



PM  
METER  
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U.S. POSTAGE

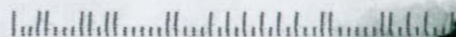
285

Z2002000305 C15  
INCA INVESTMENTS INC

11999 SW 248 ST  
MIAMI FL 33032-5903

CAJISM5

33032





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HEARING NUMBER:  
APPLICANT NAME:

02-305  
H.R. REALTY & INVESTMENTS

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT AND SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), TO PERMIT MULTI-FAMILY RESIDENTIAL DEVELOPMENTS HIGHER THAN PERMITTED AND BUILDINGS SETBACKS TO BE LESS THAN REQUIRED FROM PROPERTY LINES, ON PORTIONS OF THE SITE. ALSO REQUESTING AN UNUSUAL USE TO PERMIT LAKE FILLING AND EXCAVATION, AND ACCOMPANYING REQUESTS ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARINGS.

LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND 1330' EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES

THIS ITEM WAS DEFERRED AND REVISED FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 06/16/2004  
WEDNESDAY  
TIME 7:00 PM

Z2002000305 C15  
INCA INVESTMENTS INC

11999 SW 248 ST  
MIAMI FL 33032-5903

|||||



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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000305 C15 669  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

CALL 555

33128





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LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND 1330' EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES  
MEETING OF THIS BOARD.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 06/16/2004  
WEDNESDAY  
TIME 7:00 PM

22002000305 C15 669  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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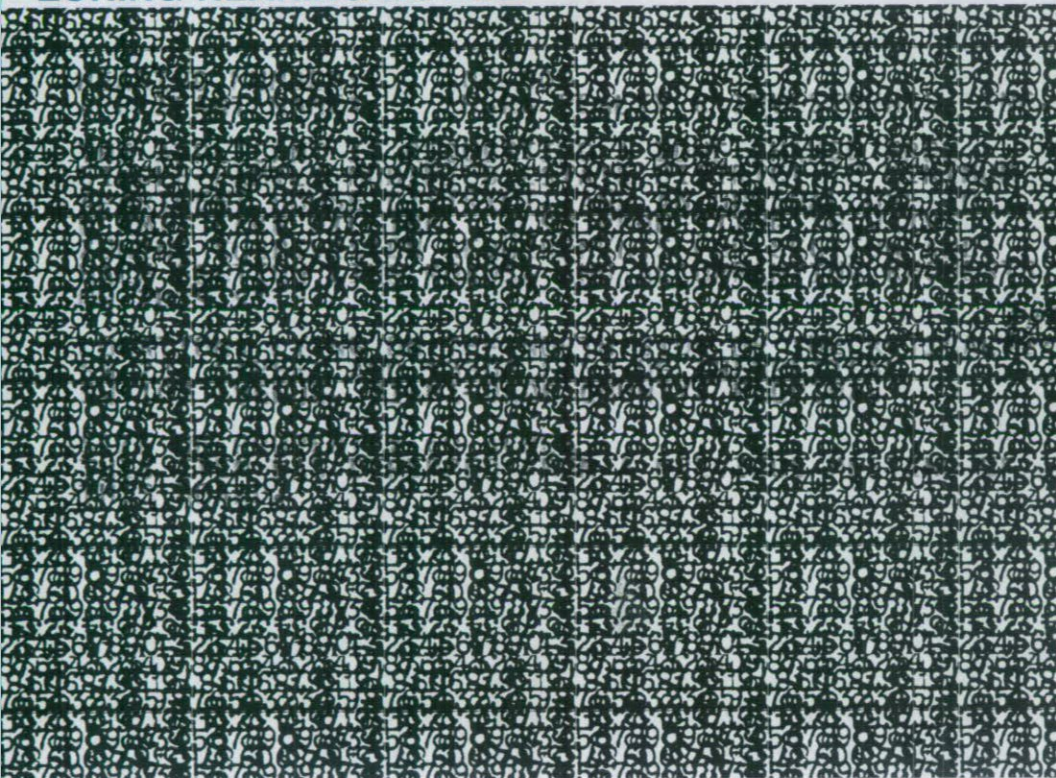
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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

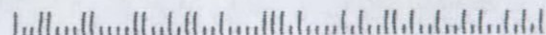
PRESORTED  
FIRST CLASS



Z2002000305 C15 670  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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33128





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HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS, INC.

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LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND 1330' EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES  
THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF THIS BOARD.

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SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 04/21/2004  
WEDNESDAY  
TIME 7:00 PM

Z2002000305 C15 670  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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UNITED STATES POSTAGE  
MONEY ORDER

02 1A

0004314938

\$ 00.00

MAR 20 2004

MAILED FROM ZIP CODE 33312

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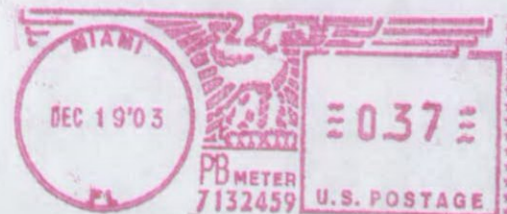
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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
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## ZONING HEARING NOTICE



Z2002000305 C15 668  
MIAMI-DADE COUNTY  
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ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

33128+1323





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS

APPLICANT IS REQUESTING A ZONE CHANGE FROM  
SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM  
APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL  
SW 232 STREET AND EAST OF THEORETICAL SW 107  
AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES MORE OR LESS

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF  
THIS BOARD.

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MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD 1  
DATE 01/20/2004  
TUESDAY  
TIME 7:00 PM

22002000305 C15 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
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  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE



Z2002000305 C15 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

33128+1923 71





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM  
APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL  
SW 232 STREET AND EAST OF THEORETICAL SW 107  
AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES MORE OR LESS

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF  
THIS BOARD.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR  
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING  
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
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SPANISH 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD 1  
DATE 01/20/2004  
TUESDAY  
TIME 7:00 PM

22002000305 C15 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



TIME 7:00 PM

Z2002000305 C15 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

JGAYTMS 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT, ON THIS SITE.

LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES MORE OR LESS

THIS ITEM WAS DEFERRED FROM A PREVIOUS MEETING OF THIS BOARD.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL.

COMMUNITY ZONING APPEALS BOARD  
DATE 09/23/2003  
TUESDAY  
TIME 7:00 PM

Z2002000305 C15 668  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

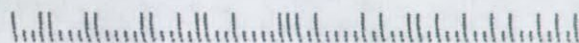
## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000305 C15 667  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

HC94TMS 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 02-305

APPLICANT NAME: H.R. REALTY & INVESTMENTS, INC.

\*\*\*\*\* COURTESY NOTICE \*\*\*\*\*  
THE COMMUNITY ZONING APPEALS BOARD MEETING FOR AREA 15 ORIGINALLY SCHEDULED AT THE SOUTH DADE GOVERNMENT CENTER - ROOM 203 (OLD BUILDING), FOR SEPTEMBER 23, 2003 HAS BEEN RELOCATED TO: CENTENNIAL MIDDLE SCHOOL, 8601 SW 212 STREET, MIAMI.  
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT.

LOCATION: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.  
SIZE OF PROPERTY: 60 ACRES MORE OR LESS

HEARING WILL BE HELD AT THE  
CENTENNIAL MIDDLE SCHOOL  
8601 SW 212 STREET  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 09/23/2003  
TUESDAY  
TIME 7:00 PM

Z2002000305 C15 667  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESO.  
FIRST CLASS



Z2002000305 C15 664  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

J6RYTM5 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 02-305  
APPLICANT NAME: H.R. REALTY & INVESTMENTS, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE-FAMILY MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT HOUSE DISTRICT.

LOCATION: LYING NORTHSIDE OF THEORETICAL SW 232 STREET AND EAST OF THEORETICAL SW 107 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES MORE OR LESS

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

COMMUNITY ZONING APPEALS BOARD 15  
DATE 01/30/2003  
THURSDAY  
TIME 7:00 PM

22002000305 C15 664  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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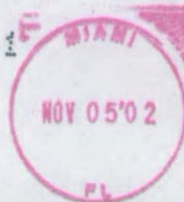


MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

11/06/02 MIA

331

PRESORTED  
FIRST CLASS



## ZONING HEARING NOTICE

Z2002000305 C15 664  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING



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HEARING NUMBER: 02-305  
APPLICANT NAME: H. R. REALTY & INVESTMENTS, INC.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
MODIFIED ESTATE DISTRICT TO MINIMUM APARTMENT  
HOUSE DISTRICT.

LOCATION: THE NORTH SIDE OF S.W. 232 STREET &  
1,330' EAST OF THEORETICAL S.W. 107 AVENUE, MIAMI-  
DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60 ACRES

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

THIS IS A PRELIMINARY  
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THE HEARING, MORE  
SPECIFIC INFORMATION  
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Z2002000305 C15 664  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**



This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:
  - Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
  - Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



HEARING NO. 03-1-CZ15-6 (02-305)

FA  
17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. are appealing the decision on requests #1, #3, #4, #6 & #7 of Community Zoning Appeals Board #15 on H. R. REALTY & INVESTMENTS, INC. which approved the following:

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

REQUESTS #1 & #2 ON PARCEL #1

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

REQUESTS #3 - 5 ON PARCEL #2

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

REQUESTS #6 - #8 ON PARCELS #1 & #2

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

CONTINUED ON PAGE TWO



APPLICANT: H. R. REALTY & INVESTMENTS, INC.

PAGE TWO

Begin at the Southwest corner of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ ; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W along the said south line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  for a distance of 1,330.43' to the Point of beginning. AND: PARCEL II: A portion of all of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  and all of the SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  and all of the SE  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$  of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE  $\frac{1}{4}$ , of the SW  $\frac{1}{4}$  of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW  $\frac{1}{4}$ , of the SE  $\frac{1}{4}$ ; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W along the said south line of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  for a distance of 1,330.43' to the Point of beginning.

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.21 Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)



FA

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/21/04 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

REQUESTS #1 & #2 ON PARCEL #1

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of a private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

REQUESTS #3 - 5 ON PARCEL #2

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

REQUESTS #6 - #8 ON PARCELS #1 & #2

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

CONTINUED ON PAGE TWO

✓



APPLICANT: H. R. REALTY & INVESTMENTS, INC.

PAGE TWO

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning. AND: PARCEL II: A portion of all of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning.

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.21 Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)



361  
35/36

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 3/16/04 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

- (1) EU-M to RU-3M
- (2) UNUSUAL USE to permit the filling of a lake.
- (3) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit a minimum of 0' of dedication (40' required) for a portion of the north half of theoretical S.W. 232 Street.
- (4) Applicant is requesting to permit 15' of parking back out (22' required).
- (5) Applicant is requesting to permit buildings to setback 10' from side street property lines (15' required).
- (6) Applicant is requesting to permit a building height of 37'4" (35' maximum permitted).
- (7) Applicant is requesting to permit parking and driveways within 25' of a right-of-way (not permitted).
- (8) Applicant is requesting a lawn area of 60.01% (60% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#8 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 3/22/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60.21 Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)



THE FOLLOWING HEARING WAS DEFERRED FROM 12/9/03 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)

✓



THE FOLLOWING HEARING WAS DEFERRED FROM 9/23/03 TO THIS DATE:

HEARING NO. 03-1-CZ15-6 (02-305)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Modified 1 Family 15,000 sq. ft. net)  
RU-3M (Minimum Apartment House 12.9/net acre)



HEARING NO. 03-1-CZ15-6 (02-305)

33-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: H.R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60± Acres

EU-M (Estate Suburban 1 Family 15,000 sq. ft. net)

RU-3M (Minimum Apartment House 12.9/net acre)

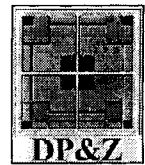
✓







**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000305**

**BOARD: C15**

**LOCATION OF SIGN: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND 1330' EAST OF THEORETICAL SW 107 AVENUE**

**Miami Dade County, Florida**

**Date of Posting: 26-MAY-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000305**

**BOARD: C15**

**LOCATION OF SIGN: LYING ON THE NORTH SIDE OF THEORETICAL SW 232  
STREET AND 1330' EAST OF THEORETICAL SW 107  
AVENUE**

**Miami Dade County, Florida**

**Date of Posting: 29-MAR-04**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

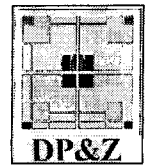
**PRINT NAME:**

**FELIX ACOSTA**





**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000305**

**BOARD: C15**

**LOCATION OF SIGN: LYING ON THE NORTH SIDE OF THEORETICAL SW 232 STREET AND 1330' EAST OF THEORETICAL SW 107 AVENUE**

**Miami Dade County, Florida**

**Date of Posting: 29-DEC-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

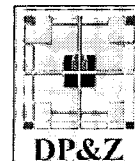
**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000305**

**BOARD: C15**

**LOCATION OF SIGN: LYING ON THE NORTH SIDE OF THEORETICAL SW 232  
STREET AND 1330' EAST OF THEORETICAL SW 107  
AVENUE**

**Miami Dade County, Florida**

**Date of Posting: 18-NOV-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**FELIX ACOSTA**

**PRINT NAME:**

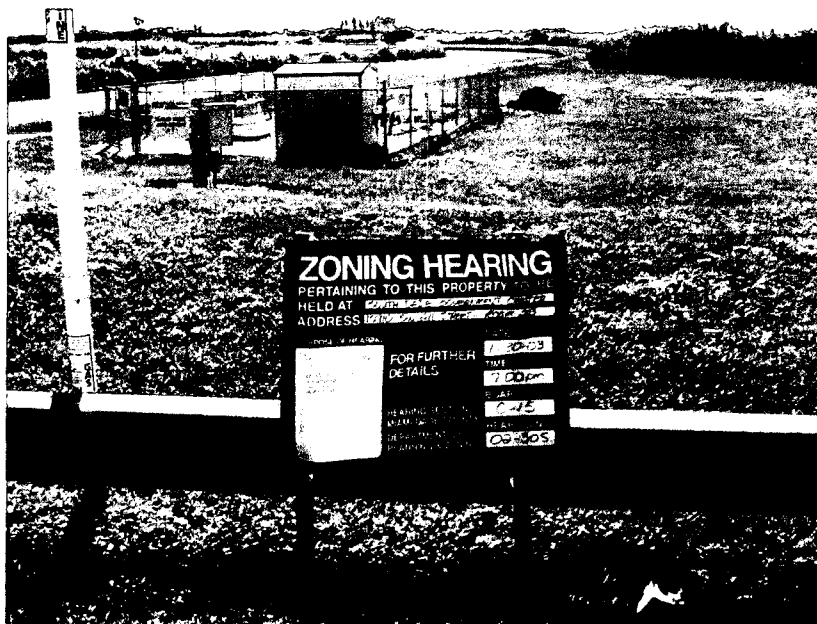




**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000305**

**BOARD: C15**

**LOCATION OF SIGN: SOUTHWEST CORNER OF OLD CULTER RD & BLACK CREEK CANAL**

**Miami Dade County, Florida**

**Date of Posting: 08-JAN-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**CARLO MERCURI**

BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-305 HEARING DATE 9-30-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 8/24/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 8/26/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 8/26/04

\*\*\*\*\*



**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-305 HEARING DATE 6/16/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: *[Signature]* (Dionne case)  
Date: 5/13/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: *[Signature]*  
Date: 5/14/2004

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: *[Signature]*  
Date: 5/14/04

\*\*\*\*\*

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-305 HEARING DATE 4-21-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: \_\_\_\_\_

Date: 3/19/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: \_\_\_\_\_

Date: 3/19/04

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: \_\_\_\_\_

Date: 3-19-04

\*\*\*\*\*



C-15

C-15

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

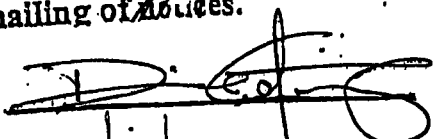
RE: HEARING No: C-15  
02-305

HEARING DATE 1-20-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

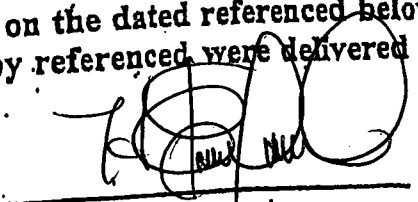
minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: 

Date: 12/19/03

\*\*\*\*\*

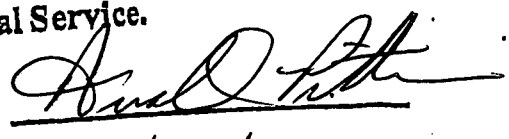
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: 

Date: 12-19-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: 

Date: 12/19/03

\*\*\*\*\*

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-305 HEARING DATE 12-9-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: 11-6-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 11-07-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 11/07/03

\*\*\*\*\*



C-15

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

02-305

HEARING DATE

9-23-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

☐ 500'

☒ 1/2 mile

☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

[Signature]

Date:

9-9-03

\*\*\*\*\*  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

James J. Rodriguez

Date:

9/10/2003

\*\*\*\*\*  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

[Signature]

Date:

9/10/03

C-15

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-305 HEARING DATE 1-30-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date:                     

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 12-27-02

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 12/27/02

\*\*\*\*\*





**Miami-Dade County  
Department of Planning and Zoning**



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

C-15

**Re: HEARING No. Z2002000305**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Dionne Gutierrez**

**Date:**

**10/15/02**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Melissa Manso**

**Date:**

**11/05/02**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**11-05-02**



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS  
THURSDAY, SEPTEMBER 30, 2004 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **BCG PARTNERS L.L.C. (03-316)**

Location: The southeast corner of SW 192 Avenue & theoretical SW 304 Street, Miami-Dade County, Florida (19.14 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #14 which denied the following:

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

2. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and 1,330' east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres).

Manuel Dorta-Duque & The Farms, Inc. are appealing the decision on requests #1, #3, #4, #6, and #7 of the Community Zoning Appeals Board #15 on H.R. Realty & Investments, Inc., which approved the following:

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district & single-family modified residential district (RU-1Ma), to permit parking and driveways within an official right-of-way where not permitted, to waive zoning and subdivision regulations for Section Line Road widths, to permit lots with no frontage on a public street where is required and access to a public street by means of private drives. Also requesting an unusual use to permit the filling of a lake and a lake excavation, and accompanying requests.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



**SPECIAL EXCEPTION** to a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

**LOCATION:** 7600 N.W. 186 Street, Miami-Dade County, Florida.

**HEARING NO.** 03-9-CZ8-5 (03-190)

**APPLICANT:** DEVON RAMCHARAN

DEVON RAMCHARAN is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

- (1) BU-2 To BU-3
- (2) Applicant is requesting to permit a lot area of 0.35 acre for used car sales and repairs (1 acre required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

**SUBJECT PROPERTY:** That portion of alley lying east and adjacent to Lot 9, bounded by the north of the north line of Lot 9, extended east, bounded by the south on the south line of Lot 9 extended east, bounded on the east by the west line of Lots 10-12 in Block 10 of PINWOOD PARK, Plat book 6, Page 42 and all of Lots 10-12, Block 10 of PINWOOD PARK, Plat book 6, Page 42, less the east 40' thereof for road right-of-way.

**LOCATION:** The Northwest Corner of N.W. 96 Street & N.W. 7 Avenue; AKA 9600 N.W. 7 Avenue, Miami-Dade County, Florida.

**HEARING NO.** 04-3-CZ14-3 (03-316)

**APPLICANT:** BCG PARTNERS L. L. C.

BCG PARTNERS L. L. C. is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:

AU to EU-M

**SUBJECT PROPERTY:** The west ½ of the NW¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plane Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continued along said north line, N89°21'12"E for 180' to a Point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'8"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & theoretical S.W. 304 Street, Miami-Dade County, Florida.

**HEARING NO.** 03-1-CZ15-6 (02-305)

**APPLICANT:** H. R. REALTY & INVESTMENTS, INC.

MANUEL DORTA-DUQUE & THE FARM, INC. are appealing the decision on requests #1, #3, #4, #6 & #7 of Community Zoning Appeals Board #15 on H. R. REALTY & INVESTMENTS, INC. which approved the following:

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

**REQUESTS #1 & #2 ON PARCEL #1**

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

**REQUESTS #3 - 5 ON PARCEL #2**

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

**REQUESTS #6 - #8 ON PARCELS #1 & #2**

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY: PARCEL 1:** All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning. AND: **PARCEL II:** A portion of all of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:

Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for

## Public Notices & Hearings

a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning.

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

HEARING NO. 04-9-CC-1 (04-28)

APPLICANT: KELCO DADELAND ASSOCIATES LTD.

KELCO DADELAND ASSOCIATES LTD. is appealing an Administrative Decision that the Director erred in a determination to deny a sign permit.

The purpose of the request is to allow the applicant to erect a sign within the rapid transit zone, for the purpose of directing traffic flow and locating entrances and exits to a nearby hotel in accordance with Ordinance #98-14 which was superseded by Ordinance #99-166 which created the Downtown Kendall Urban Center District (DKUCD).

SUBJECT PROPERTY: A 10' easement lying 5' each side of the following described line:





## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
WEDNESDAY, JUNE 16, 2004 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and 1330' east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district and single-family modified residential district (RU-1Ma), to permit multi-family residential developments higher than permitted and buildings setbacks to be less than required from property lines, on portions of the site. Also requesting an unusual use to permit lake filling and excavation, and accompanying requests, on this site.

2. **DADE INVESTORS LLC (03-385)**

Location: 25265 SW 134 Avenue, Miami-Dade County, Florida (178' X 270')

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on **Wednesday, the 16th day of June, 2004 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

- (1) EU-M to RU-3M
- (2) Applicant is requesting to permit a townhouse development setback 10' from side street property lines (15' required).

**REQUESTS #1 & #2 ON PARCEL #1**

- (3) EU-M to RU-1M(a)
- (4) Applicant is requesting to permit lots with 0' of frontage on a public street (50' required) and access to a public street by means of a private drives.
- (5) Applicant is requesting to permit single family residences with a rear setback of 15' (15' permitted on a portion only; 25' required for the balance).

**REQUESTS #3 - 5 ON PARCEL #2**

- (6) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 80' in width; to permit 0' to 25' of dedication (40' required) on the north half of theoretical S.W. 232 Street.
- (7) Applicant is requesting to permit parking and driveways within 25' of an official right-of-way (not permitted).
- (8) UNUSUAL USE to permit the filling of a lake and a lake excavation.

**REQUESTS #6 - #8 ON PARCELS #1 & #2**

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #4 - #7 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 5/10/04 and consisting of 13 sheets. Plans may be modified at public hearing.

**SUBJECT PROPERTY: PARCEL I:** All of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1), less and except therefrom the following parcel of land:  
 Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning. **AND: PARCEL II:** A portion of all of the SE ¼, of the SW ¼ and all of the SW ¼, of the SE ¼ and all of the SE ¼, of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly & W/ly of the right-of-way of Black Creek Canal (C-1). Said portion being more particularly described as follows:  
 Begin at the Southwest corner of the SE ¼, of the SW ¼ of said Section 17; thence N0°57'7"W for a distance of 180.32' to a point; thence S88°59'48"E for a distance of 128.9' to a point; thence N48°23'31"E for a distance of 133.66' to a point; thence S90°0'0"E for a distance of 242.59' to a point; thence N79°37'06"E for a distance of 77.87' to a point; thence S90°0'0"E for a distance of 339.22' to a point; thence N86°28'06"E for a distance of 217.13' to a point; thence S85°24'52"E for a distance of 215.35' to a point; thence S80°20'19"E for a distance of 228.13' to a point; thence N88°20'44"E for a distance of 463.96' to a point; thence S88°45'17"E for a distance of 208.58' to a point; thence N50°34'24"E for a distance of 43.44' to a point; thence S0°57'43"E for a distance of 251.19' to a point on the south line of the said SW ¼, of the SE ¼; thence S89°22'47"W along said line for a distance of 962.83' to the Southwest corner of the SE ¼ of said Section 17; thence S89°22'47"W along the said south line of the SE ¼ of the SW ¼ for a distance of 1,330.43' to the Point of beginning.

**LOCATION:** Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.





## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
WEDNESDAY, APRIL 21, 2004 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. H. R. REALTY & INVESTMENTS, INC. (02-305)

Location: Lying on the north side of theoretical SW 232 Street and 1330' east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district, and an unusual use to permit lake filling. Also requesting to waive zoning subdivision requirements for section and half section line roads, and accompanying requests, on this site.

### 2. VILLAGE SQUARE TRUST (02-242)

Location: 19367-69-71 South Dixie Highway, Miami-Dade County, Florida (2 Acres)

The applicant is requesting a special exception to permit a liquor/bar/lounge to be spaced less than required from a school and an existing alcoholic beverage establishment, to permit the bar to sell alcoholic beverages on Sundays at an earlier hour than permitted, and to permit less parking spaces than required, on this site.

### 3. PRINCETON PARK HOMES LLC (03-182)

Location: East of US #1 and southwesterly of Canal C-102 & south of theoretical SW 244 Street, Miami-Dade County, Florida (8.38 Acres)

The applicant is requesting a zone change from limited business district and light industrial manufacturing district to single-family modified residential district (RU-1Ma), a deletion of a recorded covenant on a previously approved resolution to remove the agreement from the property to allow it to be developed in accordance with proposed requested zoning change. Also requesting accompanying requests, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal will be based five days in advance.

## RELIGIO

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■ The Ant League re increase in anti-Semitic last year, statistics show little

BY SAMUEL I  
snitze@heral

The number of incidents increased last year, although statistics remained by the League.

In its anti-Semitic counted 10 wide in reported total included vandalism.

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## NORTH

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BY DAVID OV  
dovale@heral

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## Public Notices &amp; Hearings

## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on Thursday, the 22nd day of April, 2004 at 7:00 p.m. in the AMERICAN HIGH SCHOOL, 18350 NW 67 Avenue, Hialeah, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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## HEARING NO. 04-4-CZ15-1 (03-353)

APPLICANTS: COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBIL

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-Mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L.L.C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 30 day of March 2004.  
3/30

04-3-50/445478M

## MIAMI-DADE COUNTY, FLORIDA

## ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Wednesday, the 21st day of April, 2004 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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## HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

(1) EU-M to RU-3M

(2) UNUSUAL USE to permit the filling of a lake.

- (3) Applicant is requesting to waive zoning and subdivision requirements for section line roads to be 60' in width; to permit a minimum of 0' of dedication (40' required) for a portion of the north half of theoretical S.W. 232 Street.
- (4) Applicant is requesting to permit 15' of parking back out (22' required).
- (5) Applicant is requesting to permit buildings to setback 10' from side street property lines (15' required).
- (6) Applicant is requesting to permit a building height of 37'4" (35' maximum permitted).
- (7) Applicant is requesting to permit parking and driveways within 25' of a right-of-way (not permitted).
- (8) Applicant is requesting a lawn area of 60.01% (60% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3-#8 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family use) or under §33-311(A)(4)(b)(Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cottage of Silver Palm, as prepared by Edward Silva, Architect, dated 3/22/04 and consisting of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and 1,330' east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

## HEARING NO. 04-4-CZ15-1 (02-242)

APPLICANT: VILLAGE SQUARE TRUST

- (1) SPECIAL EXCEPTION to permit a liquor package store and bar spaced less than required from a school and existing alcoholic beverage uses.
- (2) Applicant is requesting to permit the bar to sell alcoholic beverages on Sundays, between the hours of noon and 1:00 a.m. on the following Monday (hours permitted from 5:00 p.m. to 1:00 a.m. on the following Monday).
- (3) Applicant is requesting to permit 84 parking spaces (88 required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Patio Liquors," as prepared by Adonal Design & Construction, Inc., dated Jan. 2004 and consisting of 2 sheets and an Alcoholic Beverage Survey entitled "Sketch of Specific Survey," as prepared by Enrique H. Posada, dated last revised 11/18/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 24, Block 7 of POINT ROYALE, SECTION SIX, Plat book 104, Page 14.

LOCATION: 19367-69-71 S. Dixie Highway, Miami-Dade County, Florida.

## HEARING NO. 04-4-CZ15-2 (03-182)

APPLICANT: PRINCETON PARK HOMES L.L.C.

- (1) BU-1A & IU-1 to RU-1M(a)
- (2) DELETION of a Declaration of Restrictions recorded in Official Record Book 13340, Pages 1013 through 1018 and pursuant to Resolution Z-154-87, passed and adopted by the Board of County Commissioners.

The purpose of this request is to remove the agreement from the property to allow it to be developed in accordance with the proposed requested zoning change.

- (3) Applicant is requesting to permit a side street setback 7' on proposed Lots 1 & 8 (10' required).
- (4) Applicant is requesting to waive the subdivision regulations requiring lot frontage on a public street to permit 0' frontage (50' required) on a public street and to permit access to a public street by means of a private drive.

- (5) Applicant is requesting to permit 2,050 shrubs (2,070 shrubs required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #3 through #5 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jasmine Grove A Subdivision," as prepared by Bellon, Milanes Architects & Planners, dated 12/10/03 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: A parcel of land, lying in the SW ¼ of Section 23, Township 56 South, Range 39 East, and being more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of said Section 23, Township 56 South, Range 39 East; thence run along the south line of said Section 23, S89°06'29"W a distance of 120' to the Point of Intersection with the W/ly right-of-way line of the Central and Southern Flood Control Canal C-102, being the Point of beginning of the following described parcel of land; thence run along the W/ly right-of-way line of said Canal C-102, N0°29'25"W a distance of 35' to a point; thence run N89°06'29"E a distance of 15' to a point; thence run N0°29'25"W a distance of 511.11' to a Point of circular curvature to the left, having a radius of 235', a central angle of 46°11'46", and an arc length of 189.47', to a Point of tangency; thence run N46°41'11"W a distance of 841.82' to a point; thence run S43°18'49"W a distance of 15' to a point; thence run N46°41'11"W a distance of 35' to a Point of Intersection of the S/ly right-of-way of said Canal C-102 and the E/ly right-of-way line of U.S. Highway #1 (Dixie Highway); thence run along the E/ly right-of-way line of said U.S. Highway #1, S41°18'49"W a distance of 60.3' to the Point of Intersection with the E/ly line of a Florida Power & Light Company Transmission Easement; thence run along the E/ly line of said Florida Power & Light Company Easement, S25°52'58"E a distance of 877.15' to a point; thence run S28°24'59"E a distance of 537.98' to the Intersection of the E/ly line of said Florida Power & Light Company Transmission Easement and the south line of said Section 23, Township 56 South, Range 39 East; thence run N89°06'29"E a distance of 112.65' to the said Point of beginning.

LOCATION: East of U.S. #1 & SW/ly of Canal C-102 & south of theoretical S.W. 244 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 30 day of March 2004.  
3/30

04-3-51/445479M

C-15 4/21/04



# Public Notices & Hearings

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-11-CZ15-2 (02-149)

APPLICANT: MARK H. SCHOFIELD

- (1) UNUSUAL USE to permit a mobile home as a watchman's quarters.
- (2) Applicant is requesting to permit a lot area of 1.29 acres (5 acres required) and lot frontage of 165.82' (200' required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Survey for Mark Schofield," as prepared by Gary B. Castel, Surveying and dated 4/18/02.

SUBJECT PROPERTY: The north ¼ of the SE ¼ of the SE ¼ of the NW ¼ of the NE ¼, all in Section 24, Township 56 South, Range 39 East, less the east 25' for right-of-way.

LOCATION: 23520 S.W. 119 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-11-CZ15-5 (03-252)

APPLICANT: SPECIAL HOMES CORP.

- (1) Applicant is requesting to permit residential lots with frontages varying from 71.15' to 71.37'. (75' required).
- (2) Applicant is requesting to permit residential lots with lot areas varying from 6,248 sq. ft. to 7,040 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Special Homes Corp.," as prepared by Tri-County Engineering, Inc. and dated received August 20, 2003 and consisting of 5 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ¼ of the NW¼ of the SE¼ of the SW¼, less the north 96' in Section 3, Township 57 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 294 Street & S.W. 144 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-2 (03-262)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south ¼ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 88' of the SW¼ of the SE¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-1 (00-157)

APPLICANTS: D & G PROPERTIES, INC. & MERLE L. JACKSON

RU-2 & BU-2 to BU-2

SUBJECT PROPERTY: Lots 9 through 16 and that portion of the 10' alley adjacent thereto, Block 10, GEORGE W. MOODY'S SUBDIVISION, Plat book 1, Page 106.

LOCATION: 26755 S. Dixie Highway, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-2 (01-406)

APPLICANTS: SUPERIOR DEVELOPERS CORP.

AU to RU-1

SUBJECT PROPERTY: Lots 13 through 25, Block 2, and Lot 6, Block 4, SILVER PINES SUBDIVISION, Plat book 25, Page 45.

LOCATION: Lying west of Old Cutler Road and south of S.W. 198 Street, Miami-Dade County, Florida.

HEARING NO. 04-1-CZ15-3 (03-245)

APPLICANT: SUPERIOR DEVELOPERS CORP.

GU to RU-1

SUBJECT PROPERTY: Lots 11 & 12, Block 15, TENALLA OCEAN FARMS ADDITION, Plat book 12, Page 40.

LOCATION: Lying SE/ly of Old Cutler Road and NE/ly of theoretical S.W. 85 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

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Publication of this Notice on the 30 day of December 2003.

12/30

03-3-26/421104M

**ZONING HEARING**

COMMUNITY ZONING APPEALS BOARD - 15

TUESDAY, JANUARY 20, 2004 - 7:00 p.m.

SOUTH DADE REGIONAL LIBRARY

13750 SW 211 STREET, MIAMI, FLORIDA



## \*\*\*\*\* COURTESY NOTICE \*\*\*\*\*

The Community Zoning Appeals Board meeting for Area 15, originally scheduled at the South Dade Government Center has been relocated to the South Dade Regional Library at the above address, same date and time.

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **MARK H. SCHOFIELD (02-149)**

Location: 23520 SW 119 Avenue, Miami-Dade County, Florida  
(1.29 Gross Acres)

The applicant is requesting an unusual use to permit a mobile home as a watchman's quarters, and to permit a lot with less lot area and less lot frontage than required, on this site.

2. **SPECIAL HOMES CORP. (03-252)**

Location: The northeast corner of SW 294 Street & SW 144 Avenue, Miami-Dade County, Florida (4.27 Acres)

The applicant is requesting approvals to permit residential lots with less frontages and less lot areas than required, on this site.

3. **IGLESIA CASA DE ADORACION (02-60)**

Location: 13580 SW 252 Street, Miami-Dade County, Florida (4.11 Gross Acres)

The applicant is requesting a modification of a condition of a previously approved resolution to permit the applicant to expand the use of the property by including a day care center, an unusual use to permit a day care center, and accompanying non-use variances, on this site.

4. **H. R. REALTY & INVESTMENTS, INC. (02-305)**

Location: Lying on the north side of theoretical SW 232 Street and east of theoretical SW 107 Avenue, Miami-Dade County, Florida  
(60 Acres more or less)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district, on this site.

5. **F. V. CONSTRUCTION CORP. (03-162)**

Location: Southwest corner of SW 280 Street & SW 132 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

6. **SUMMERVILLE DEVELOPMENT, INC. (03-262)**

Location: 24751 SW 117 Avenue, Miami-Dade County, Florida (4.336 Acres)

The applicant is requesting a zone change from agricultural district to neighborhood business district, on this site.

7. **D & G PROPERTIES, INC. & MERLE L. JACKSON (00-157)**

Location: 26755 South Dixie Highway, Miami-Dade County, Florida  
(1.15 Acres)

The applicants are requesting a zone change from two-family residential district & special business district to special business district, on this site.

8. **SUPERIOR DEVELOPERS CORP. (01-408)**

Location: The southwest corner of SW 198 Street & Old Cutler Road, Miami-Dade County, Florida (1 Acre more or less)

The applicant is requesting a zone change from agricultural district to single-family residential district, on this site.

9. **SUPERIOR DEVELOPERS CORP. (03-245)**

Location: Lying southeasterly of Old Cutler Road and northeasterly of theoretical SW 85 Avenue, Miami-Dade County, Florida (0.29 Acre)

The applicant is requesting a zone change from interim district to single-family residential district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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C-15 12-9-03



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
TUESDAY, DECEMBER 2, 2003 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. IGLESIA CASA DE ADORACION (02-60)

Location: 13580 SW 252 Street, Miami-Dade County, Florida  
(4.11 Gross Acres)

The applicant is requesting a modification of a condition of a previously approved resolution to permit the applicant to expand the use of the property by including a day care center, an unusual use to permit a day care center, and accompanying non-use variances, on this site.

### 2. H. R. REALTY & INVESTMENTS, INC. (02-305)

Location: Lying on the north side of theoretical SW 232 Street and east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres more or less)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district, on this site.

### 3. F. V. CONSTRUCTION CORP. (03-162)

Location: Southwest corner of SW 280 Street & SW 132 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

### 4. SUMMERVILLE DEVELOPMENT, INC. (03-262)

Location: 24751 SW 117 Avenue, Miami-Dade County, Florida  
(4.336 Acres)

The applicant is requesting a zone change from agricultural district to neighborhood business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## Public Notices & Hearings

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

#### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Tuesday, the 9th day of December, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 02-1-CZ15-5 (02-80 F/A: 01-286)

APPLICANT: IGLESIA CASA DE ADORACION, INC.

(1) MODIFICATION OF Condition #2 of Resolution 5-ZAB-135-94, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Iglesia Casa de Adoracion; La Casa del Joven,' as prepared by Julio J. Baladron, Architect, dated last revised 1-5-93 and consisting of 2 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Youth in Action Outreach Program, Iglesia Casa de Adoracion; 13580 S.W. 252 St. Miami-Dade County,' as prepared by Julio J. Baladron, Architect, consisting of 1 sheet, dated revised 9-25-02 and one page dated and floor plans dated 4-10-00."

The purpose of the request is to permit the applicant to expand the use of the property by including a day care center on the site.

- (2) UNUSUAL USE to permit a day care center.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS FOR BUILDINGS OF PUBLIC ASSEMBLAGE to permit the existing structure to setback 24.12' from the interior side (west) property line from a property under different ownership (50' required).
- (4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking areas within 25' of an official right-of-way (not permitted).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS as applied to lots in the AU district, to permit a lot area of 4.11 acres (5 required).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing) and under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The west 1/3 of the east 3/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of the NW 1/4 in Section 28, Township 56 South, Range 39 East. PARCEL II: The north 1/4 of the west 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of Section 28, Township 56 South, Range 39 East. PARCEL III: The south 1/4 of the west 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of Section 28, Township 56 South, Range 39 East and the west 1/4 of the east 2/5 of the north 1/4 of the NW 1/4 of the SW 1/4 of the NW 1/4 in Section 28, Township 56 South, Range 39 East.

LOCATION: 13580 S.W. 252 Street and 25201-45 S.W. 137 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)

APPLICANT: H. R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M

SUBJECT PROPERTY: All of the SE 1/4 of the SW 1/4 and all of the SE 1/4 of the SE 1/4 and all of the SW 1/4 of the SE 1/4 of Section 17, Township 56 South, Range 40 East, lying S/y and W/y of the S/y and W/y right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107<sup>th</sup> Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-1 (03-162)

APPLICANT: F.V. CONSTRUCTION CORP.

AU to RU-1M(a)

SUBJECT PROPERTY: The NE 1/4 of the NE 1/4 of the NW 1/4 in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of S.W. 280 Street & S.W. 132 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ15-2 (03-282)

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

AU to BU-1

SUBJECT PROPERTY: The south 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 66' of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND: SUBDIVISION SITE: The NE 1/4 of the SE 1/4, less the north 902.55' and the NE 1/4 of the SE 1/4 of the SE 1/4, less street dedication, in Section 24, Township 56 South, Range 39 East. AND: The north 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of

Section 18, Township 56 South, Range 40 East, less the west 40' thereof. AND: The SW 1/4 of the NW 1/4 of the SW 1/4, less the east 175' of the north 75' and the NW 1/4 of the SW 1/4 of the SW 1/4, less the west 418' of the south 520' in Section 18, Township 56 South, Range 40 East. AND: The west 1/4 of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East. AND: The NW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East. AND: FIRE STATION SITE: The east 245.63' of the SW 1/4 of the SE 1/4 of the SW 1/4 of Section 19, township 56 South, Range 40 East, less the south 65' thereof for road.

LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 18 day of November 2003.

11/18

02-3-35/412030M

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

#### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on Thursday, the 11th day of December, 2003 at 7:00 p.m. in the AMERICAN HIGH SCHOOL, 16350 NW 67 Avenue, Hialeah, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-12-CZ5-1 (02-183)

APPLICANT: SONIA DE LA MATA

- (1) UNUSUAL USE to permit a home for the aged.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the home for the aged setback 20.57' (25' required) from the rear (south) property line.
- (3) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking spaces to back-out into the right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).
- (4) NON-USE VARIANCE OF PARKING REGULATIONS to permit parking within 25' of an official right-of-way for N.W. 169 Street & N.W. 73 Avenue (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Golden Palms, ALF," as prepared by Julie Martinez, consisting of Sheet A-1, dated 11/6/02 and Sheets A-2 & A-3, dated 6/7/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 38, PALM SPRINGS NORTH, SECTION J, Plat book 77, Page 3.

LOCATION: 7280 N.W. 169 Street, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ5-2 (03-154)

APPLICANT: A & T HOLDINGS L L C.

GU to RU-1M(b)

SUBJECT PROPERTY: That portion of the SW 1/4 of Section 4, Township 52 South, Range 40 East being a portion of Tracts 19 through 23 of CHAMBERS LAND COMPANY SUBDIVISION of said SW 1/4 of said Section 4, Plat book 2, Pages 27 & 68. Said parcel being bounded as follows: On the south by the south line of said Section 4; on the north and east by the west right-of-way line of I-75 (State Road 93) as shown on Florida Department of Transportation Right-of-Way Map Section 87075-2402 (last revised 12<sup>th</sup> July, 1978, Sheets No. 3 through 7); on the west by the east right-of-way line of the Homestead Extension of Florida's Turnpike as shown on Florida Department of Transportation Right-of-Way Map Section 87005.2313 (last revised 1<sup>st</sup> of November, 1971, Sheets No. 1 through 5).

LOCATION: The Northeast corner of theoretical N.W. 186 Street & theoretical N.W. 97 Avenue, and lying E/y of the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.

HEARING NO. 03-12-CZ5-3 (03-157)

APPLICANT: IGLESIA BAUTISTA NUEVO AMANECER

(1) AU to RU-1

(2) UNUSUAL USE to permit a lake filling.

(3) Applicant is requesting approval to permit proposed Lots 3, 4 & 5, Block 1 and proposed Lot 4, Block 2 with lot frontages varying from 71.3' to 74.6'. (The underlying zoning district regulation requires 75'). Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, entitled "Ethereal Subdivision Lake Fil



C-15 1-30-03



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
THURSDAY, JANUARY 30, 2003 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. PIERRE W. HENRY (02-229)

Location: 20350 Bel Aire Drive, Miami-Dade County, Florida (16,200 sq ft)

The applicant is requesting approval to permit a single-family residence setback less than required from property line

This request may be considered under the Alternative Site Development Option or under the Alternative Non-use Variance, Ordinance #02-138

### 2. LAW PROPERTIES LTD. (02-244)

Location: The southwest corner of theoretical SW 133 Avenue & theoretical SW 280 Street, Miami-Dade County, Florida (15.48 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma).

### 3. LUMSDEN OAKS ACQUISITION, CORP. (02-250)

Location: The west side of theoretical SW 132 Avenue and south of theoretical SW 282 Street, Miami-Dade County, Florida (23 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma).

### 4. CAROLE BROCK, TRUSTEE (02-279)

Location: The northeast corner of theoretical SW 226 Street & SW 112 Avenue, Miami-Dade County, Florida (8.6 Acres more or less)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma).

### 5. HENRY C. MORAT, TRUSTEE (02-280)

Location: The southeast corner of theoretical SW 132 Avenue (Pine Island Road) and theoretical SW 284 Street, Miami-Dade County, Florida (20 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma).

### 6. H. R. REALTY & INVESTMENTS, INC. (02-305)

Location: Lying on the north side of theoretical SW 232 Street and east of theoretical SW 107 Avenue, Miami-Dade County, Florida (60 Acres more or less)

The applicant is requesting a zone change from single-family modified estate district to minimum apartment house district.

### 7. ABRAHAM LANDMAN, ET AL (02-316)

Location: The east side of U.S. #1 & north of SW 284 Street, Miami-Dade County, Florida (3 Acres)

The applicants are requesting a zone change from agricultural district and minimum apartment house district to limited business district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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## Public Notices &amp; Hearings

CITY OF MIAMI  
OPENINGS FOR MEMBERS TO  
OVERTOWN ADVISORY BOARD

Pursuant to Section 2-1052(d)(2) of the Code of the City of Miami, Florida, notice is hereby given that the Mayor of the City and the City Commissioner representing the Overtown area will consider two openings for members to the Overtown Advisory Board (each appoints one member) not earlier than thirty (30) days from this day.

Public, professional or citizen organizations within the Overtown area having interest in and knowledge of the Overtown area are encouraged and solicited to submit to the City Clerk, 3500 Pan American Drive, Miami, Florida, in writing, names and addresses of persons and their qualifications for consideration as prospective appointees of the Overtown Advisory Board. Members of the Overtown Advisory Board must be at least 18 years of age and further meet one of the following: (1) be a resident of the Overtown area; (2) own property or have a business in the Overtown area; (3) be an employee or board member of a community development corporation or community based organization located in and providing services to the Overtown area; or (4) operate or be employee of a business in the Overtown area. Please be also advised that pursuant to City Code Section 2-884(e), no employee of Miami-Dade County or any municipality therein other than City employees, shall serve on or be appointed to any board of the City, unless the city commission waives this restriction by a four-fifths affirmative vote of its membership and the employee is a resident of the City of Miami.

It will be in order for the Mayor and the Commissioner representing the Overtown area to fill the existing two vacancies at the City Commission meeting of March 13, 2003. The official list containing the names of interested individuals and a short statement of qualifications of such persons, will be available for public review, at least ten days prior to making any appointment, at the office of the City Clerk on February 10, 2003, following the scheduled deadline for receipt of said applications (February 7, 2003). Application forms will be available from the City Clerk's Office and the Overtown NET Office, 1490 N.W. 3 Avenue.



Priscilla A. Thompson  
City Clerk

(# 10959)  
1/7

03-4-26/327502M

Notice is hereby given that the following described property was seized in Miami, Florida: Item Date Violation Case number U.S. Currency, in the amount of \$104,000.00. 10/25/02 18USC981/1956 18USC1960 03-5201-000060 U.S. Currency, in the amount of \$30,395.00. 10/28/02 31USC5316/5317(c) 31USC5332 18USC1956/981 03-5201-000062 U.S. Currency, in the amount of \$96,152.00. 10/28/02 31USC5316/5317(c) 31USC5332 03-5206-000081 Any person who is entitled to possession to said property, or claiming an

interest in said property listed above must appear at the U.S. Customs Service District Office, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above within twenty (20) days from the date of this first publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties and Forfeitures Officer  
12/24-31 1/7 02-4-12/324468M

Notice is hereby given that the following described property was seized in Miami, Florida, for violation of Customs laws, 31USC5316/5317/5332 and/or 18USC545/981: #03-5206-000045/mf - approximately \$20,215 in U.S. Currency, seized on 10/16/02, (\$2,021 bond) #03-5201-000032/mf - approximately \$204,099.33 in U.S. Currency, seized on 10/16/02, (\$5,000 bond) Any person who is entitled to possession to said property, or claiming an interest in said property listed above must appear at the U.S. Customs Service, Miami Service Port, 6601 N.W. 25th Street, Miami, Florida, and file a cash Customs bond form in the amount indicated above within twenty (20) days from the date of the first publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Mark F. Edwards Fines, Penalties & Forfeitures Officer  
12/24-31 1/7 02-4-14/324470M

Notice is hereby given that on the following dates the below described property was seized under the provisions of Title 19 USC 1595(A), in Miami, Florida, for violation of: 19 USC 1526(E) counterfeit version of a registered U.S. trademark. Case No. 200352010000201/CB 697 "pinatas" counterfeit version of cartoon characters in violation of 19 USC 1526(e) Customs required bond: \$500.00 Case No. 2003520600005201/CB 2 cartons counterfeit merchandise in violation of 19 USC 1526(e) Customs required bond: \$500.00 Any person who is entitled to possession to said property, or claiming an interest in said property, must appear at the Customhouse, 6601 N.W. 25th Street, Miami, Florida 33159, and file with me a claim to such property and a cash Customs bond in the sum specified above for each article, within twenty (20) days from the first of this notice of this publication. All interested persons should file claims and answers within the time so fixed, or be defaulted and said property be forfeited to the United States of America and disposed of according to law. Sincerely, Mark F. Edwards Fines, Penalties & Forfeitures Officer  
12/24-31 1/7 02-4-13/324469M

A plan is on file and may be examined in the Zoning Department entitled "Floor Plan," by an unknown preparer, dated stamped received 8/6/02 and a "Boundary Survey," as prepared by Armando F. Alvarez, P. L. S., dated stamped received 8/6/02 and consisting of a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 18, Block 38, BEL AIRE SECTION 6, Plat book 84, Page 18.  
LOCATION: 20350 Bel Aire Drive, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-2 (02-244)  
APPLICANT: LAW PROPERTIES LTD.

AU to RU-1M(a)  
SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the NW ¼ and the east ½ of the NE ¼ of the NW ¼ of the NW ¼ all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southwest corner of theoretical S.W. 133 Avenue & theoretical S.W. 280 Street, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-3 (02-250)  
APPLICANT: LUMSDEN OAKS ACQUISITION CORP.

AU to RU-1M(a)  
SUBJECT PROPERTY: The south ½ of the NE ¼ of the NW ¼ and the east ½ of the SE ¼ of the NW ¼ of the NW ¼ of Section 2, Township 57 South, Range 39 East.

LOCATION: The west side of theoretical S.W. 132 Avenue and south of theoretical S.W. 282 Street, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-4 (02-279)  
APPLICANT: CAROLE BROCK, TRUSTEE

AU to RU-1M(a)  
SUBJECT PROPERTY: The south ½ of the north ½ of the NW ¼ of the SE ¼, less the east 132' & less the west 50'; all in Section 18, Township 56 South, Range 40 East.

LOCATION: The Northeast corner of theoretical S.W. 226 Street & S.W. 112 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-5 (02-280)  
APPLICANT: HENRY C. MORAT, TRUSTEE

AU to RU-1M(a)  
SUBJECT PROPERTY: The north ½ of the SW ¼ of the NE ¼, all being in Section 2, Township 57 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue (Pine Island Road) & theoretical S.W. 284 Street, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-6 (02-305)  
APPLICANT: H.R. REALTY & INVESTMENTS, INC.

EU-M to RU-3M  
SUBJECT PROPERTY: All of the SE ¼ of the SW ¼ and all of the SE ¼ of the SE ¼ and all of the SW ¼ of the SE ¼ of Section 17, Township 56 South, Range 40 East, lying S/ly and W/ly of the S/ly and W/ly right-of-way of Black Creek Canal (Canal C-1).

LOCATION: Lying on the north side of theoretical S.W. 232 Street and east of theoretical S.W. 107th Avenue, Miami-Dade County, Florida.

HEARING NO. 03-1-CZ15-7 (02-316)  
APPLICANT: ABRAHAM LANDMAN, ET AL

(1) AU to BU-1A REQUEST #1 ON PARCEL "A"  
(2) RU-3M to BU-1A REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": Begin at the Southeast corner of N.W. ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW ¼ of the NW ¼ 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW ¼ of the NW ¼ of said Section, 128.95' to the Point of beginning; all lying and being a portion of the NW ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East. LESS AND EXCLUDING: That portion of the south 30' of the SE ¼ of the NW ¼ of the NW ¼ of Section 1, Township 57 South, Range 39 East, lying E/ly of the SE/ly right-of-way line of State Road No. 5. AND: PARCEL "B": All that part of the NW ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East, lying SE/ly of State Highway 5; LESS: Begin at the Southeast corner of N.W. ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW ¼ of the NW ¼ 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW ¼ of the NW ¼ of said Section, 128.95' to the Point of beginning; AND LESS: Begin at the Southeast corner of N.W. ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence run north a distance of 544.21' for the Point of beginning. From Point of beginning run in a SW/ly direction parallel to State Highway 5, a distance of 50' to a point; thence run in SE/ly direction perpendicular to State Highway 5; to a point on the east line of the NW ¼ of the NW ¼ of Section 4, Township 57 South, Range 39 East; thence run north a distance to the Point of beginning.

LOCATION: The east side of U. S. Highway #1 and north of S.W. 284 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 7 day of January 2003.

1/7

03-3-42/327582M

## MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Thursday, the 30th day of January, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

## ZONING HEARING

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-1-CZ15-1 (02-229)

APPLICANT: PIERRE W. HENRY

Applicant is requesting approval to permit a single family residence setback 1.08' from the interior side (south) property line. (The underlying zoning district requires 7.5').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

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